

020.A

0004

0103.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

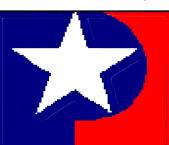
322,700 / 322,700

USE VALUE:

322,700 / 322,700

ASSESSED:

322,700 / 322,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	103
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Owner 1: CONROY KRISTINA M

Owner 2:

Owner 3:

Street 1: 34 HAMILTON ROAD UNIT 103

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FRODERMANN CHERYL L -

Owner 2: -

Street 1: 34 HAMILTON ROAD UNIT 103

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6049																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	322,700			322,700		145541

Total Card	0.000	322,700		322,700	Entered Lot Size
Total Parcel	0.000	322,700		322,700	Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 642.83 /Parcel: 642.8 Land Unit Type:

Parcel ID: 020.A-0004-0103.0

!1768!

PRINT Date: 12/10/20 Time: 17:19:50

LAST REV Date: 12/13/17 Time: 10:48:47

1768

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRODERMANN CHER	67915-484		8/30/2016		300,500	No	No		
FRODERMANN CHER	50257-490		10/23/2007	Family		No	No		
CROSS ESTELLE N	47968-315		8/10/2006	Family		1	No	No	
	18061-544		4/1/1987		112,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			648-8580, Building Number 34.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: W10 - WATER 10				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDO INFORMATION															
Year Blt: 1985	Eff Yr Blt:			Location: W	- Water View														
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own: 0.441900015															
Lump Sum Adj:				Name: 34 - 6049															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			20.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	2	1	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	20.4				%	Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY						Electric:									
Subfloor:				Basic \$ / SQ: 320.00						Heating:									
Bsmnt Gar:				Size Adj.: 1.69521916						General:									
Electric: 3	- Typical			Const Adj.: 1.12058103						Totals									
Insulation: 2	- Typical			Adj \$ / SQ: 607.882						1	2	1							
Int vs Ext: S				Other Features: 32676						SUB AREA				SUB AREA DETAIL					
Heat Fuel: 1	- Oil			Grade Factor: 1.00						Code	Description	Area - SQ	Rate - AV	Undepr Value					
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005						GLA	Gross Liv Ar	502	607.880	305,157					
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 405399															
% Com Wall	% Sprinkled:			Depreciation: 82701						Juris. Factor:		Before Depr:	729.46						
				Depreciated Total: 322697						Special Features:	0	Val/Su Net:	642.83						
										Final Total:	322700	Val/Su SzAd:	642.83						
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 020.A-0004-0103.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																			
Total Yard Items:				Total Special Features:				Total:											